



City of Richmond

Report to Committee

To: Planning Committee
From: Raul Allueva
 Director of Development
Re: **Zoning and Development Bylaw No. 5300
 Amendment Bylaw No. 7779**

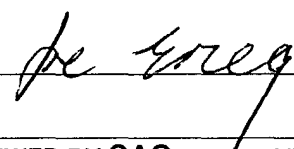
Date: June 29, 2004
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Staff Recommendation

That Bylaw No. 7779, which amends Zoning and Development Bylaw No. 5300, as it relates to adult video stores, adult paraphernalia stores and unregistered massage parlours (body-painting/body-rub studios) within 500 m and pawnbrokers within 1,500 m of Comprehensive Development (CD/87) (River Rock Casino at 8811 River Road), be introduced and given first reading.


 Raul Allueva
 Director of Development
 (4138)

Att. 1

FOR ORIGINATING DIVISION USE ONLY					
ROUTED TO:		CONCURRENCE		CONCURRENCE OF GENERAL MANAGER	
Customer Services	Y	<input checked="" type="checkbox"/>	N		
Law	Y	<input checked="" type="checkbox"/>	N		
REVIEWED BY TAG		YES	NO	REVIEWED BY CAO	
		<input type="checkbox"/>	<input type="checkbox"/>	YES	NO
				<input type="checkbox"/>	<input type="checkbox"/>

Staff Report

Origin

The purpose of this report is to mitigate the potential for the emergence of pawnbrokers and certain adult entertainment uses in the vicinity of casino facilities.

Findings Of Fact

The zoning schedule, 236 AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6), currently permits the following uses:

- adult video store;
- adult paraphernalia store;
- pawnbroker; and
- unregistered massage parlours (body-painting/body-rub studios),

provided however that none of the four (4) activities noted above take place within 100 m of any **residential** or public use zones.

There is one licensed casino gaming facility in the City of Richmond (River Rock Casino), located at 8811 River Road in the West Bridgeport Sub-Area of the Bridgeport Area. This Sub-Area is largely dominated by existing industrial (I2) and automobile-oriented commercial (C6) uses. The casino is also in close proximity to the largely industrial Van Horne Sub-Area.

The West Bridgeport Sub-Area is dominated by existing industrial and automobile-oriented uses. At the time of the OCP adoption, the West Bridgeport Sub-Area was considered to have the most potential for redevelopment in the Bridgeport Area and the BridgePoint Market was envisioned as the principal catalyst for that redevelopment. In its stead and on the same site, the new casino is hoping to be the catalyst the market was unable to provide.

There are many licensed video stores in Richmond, three (3) of which are dedicated to the rental/sale of adult videos.

- None are located within 500 m of the new casino;
- One (1) is located within 1000 m of the new casino; and
- One (1) is located within 1500 m of the new casino.

These three (3) adult video stores all have "Adult Paraphernalia" for sale. With the exception of adult magazines, no other retail adult paraphernalia was noted in any stores visited by staff.

There are currently two (2) businesses, which could be listed as "Pawnbrokers" in Richmond that have second hand dealers business licences issued to them. The City licences pawnbrokers as second hand dealers along with auto wrecking, auto parts, and the like.

- None are located within 1500 m of the new casino.

There are currently 13 unregistered massage parlours (body-painting/body-rub studios) in Richmond that have business licences issued to them.

- None are located within 500 m of the new casino;
- One (1) is located within 1000 m of the new casino; and
- Three (3) are located within 1500 m of the new casino.

Analysis

Staff are recommending that it would be appropriate to amend the Zoning and Development Bylaw No. 5300 to mitigate the established propensity for the emergence of certain uses in the vicinity of casino facilities, including pawnbrokers, adult video stores, adult paraphernalia stores and unregistered massage parlours (body-painting/body-rub studios). It is noted that, of the zones surrounding the casino, only one presently allows these uses: 236 Automobile-Oriented Commercial District (C6). City staff have already been receiving inquiries for the establishment of new pawnbroker businesses in the vicinity of the casino, therefore this amendment is deemed necessary.

Staff recommend that it would be appropriate to initiate a text amendment to the zoning district schedule, "236 AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6)" to eliminate (prohibit) the following uses around a casino:

- adult video store, adult paraphernalia store and unregistered massage parlours (body-painting/body-rub studios) within a 500 m radius; and
- pawnbrokers within a 1,500 m radius.

Based on the information available, the proposal will not create legal, non-conforming uses.

Financial Impact

None, other than the cost of staff time and advertising in implementing the desired zoning options.

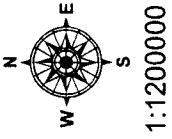
Conclusion

Staff is recommending that the pawnbroker and adult entertainment uses identified in this report and restricted to the Automobile-Oriented Commercial District (C6) zone be eliminated (prohibited) from within 500 m of the new casino and that the bylaw be amended to clearly identify the requirements.



Sara Badyal, M.Arch.
Planner 1
(4282)
SB:sb

City of Richmond Policy Planning
500 Metre Buffer Around 8811 River Rd



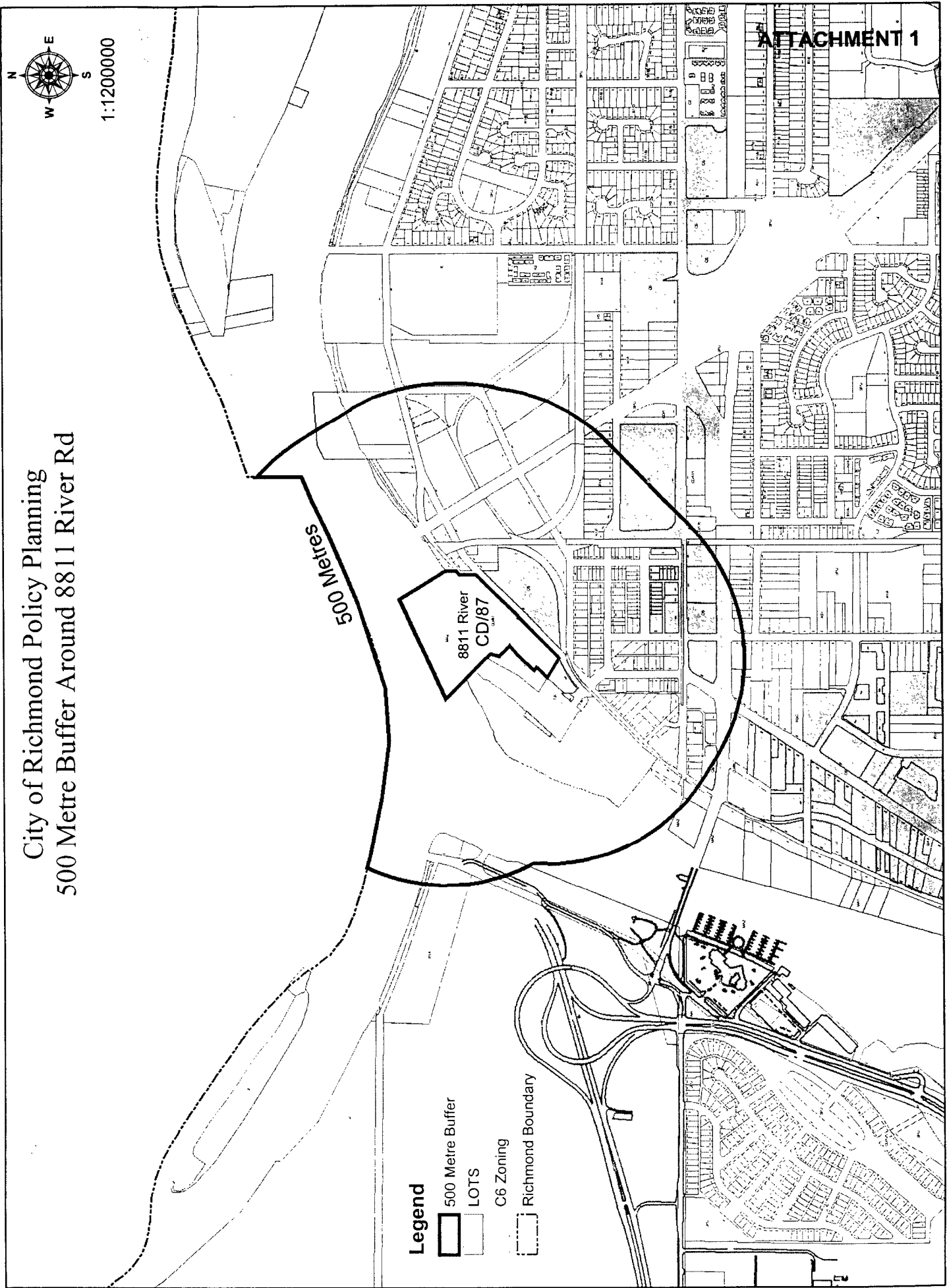
ATTACHMENT 1

500 Metres

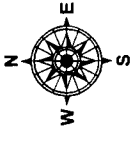
8811 River
CD/87

Legend

- 500 Metre Buffer
- LOTS
- C6 Zoning
- Richmond Boundary

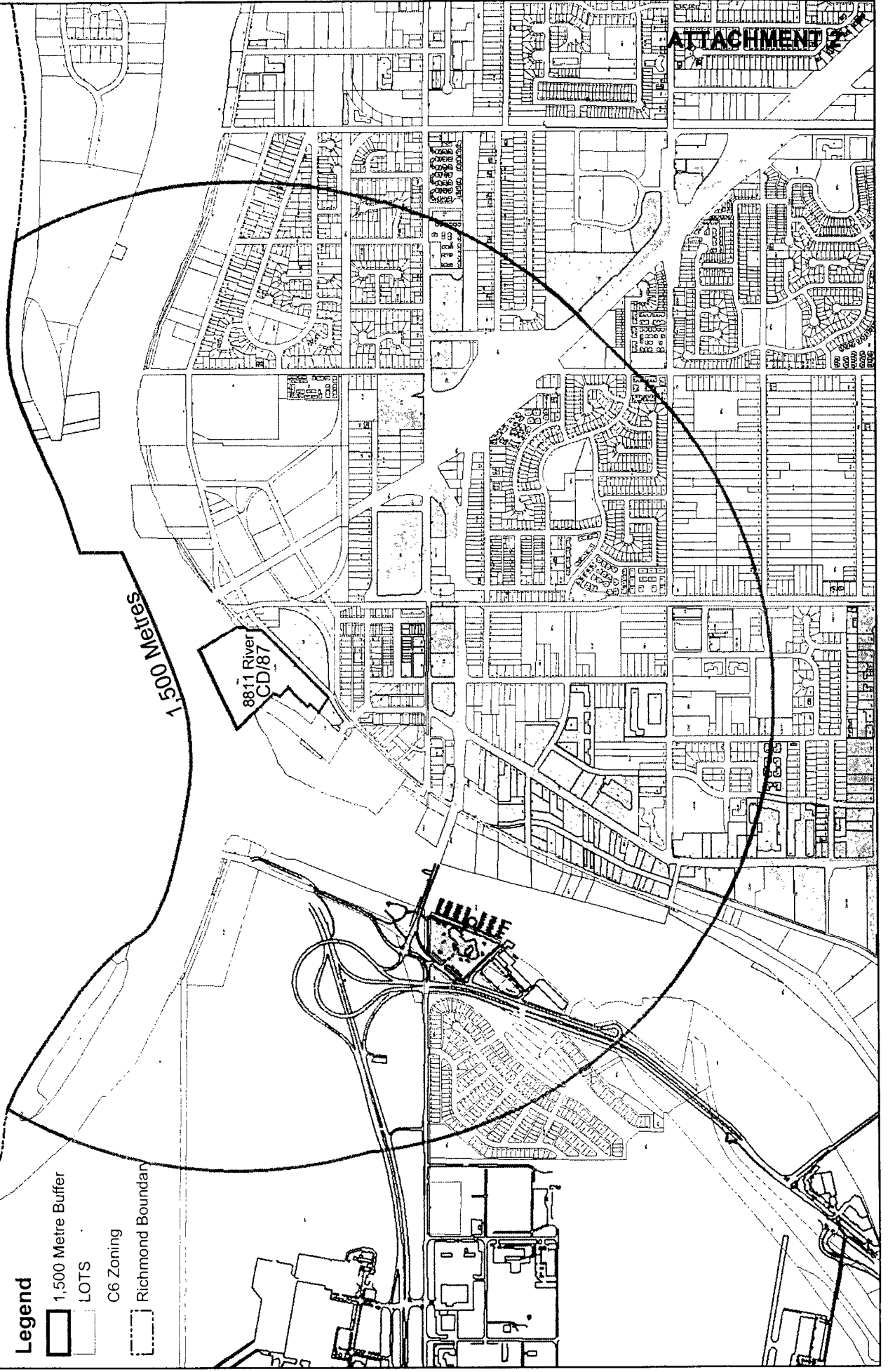


City of Richmond Policy Planning 1,500 Metre Buffer Around 8811 River Rd



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- Legend**
- 1,500 Metre Buffer
 - LOTS
 - C6 Zoning
 - Richmond Boundary



ATTACHMENT 2

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**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7779**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 236.1, PERMITTED USES, with the following:

“236.1 PERMITTED USES

RETAIL TRADE & SERVICES, but excluding **gas station**;
OFFICE;
FOOD CATERING ESTABLISHMENT;
EDUCATIONAL INSTITUTION;
ANIMAL HOSPITAL or CLINIC, including **caretaker residential accommodation** in conjunction therewith;
RECREATION FACILITY;
COMMERCIAL ENTERTAINMENT;
HOTEL;
STUDIO for artist, display, dance, radio, television or recording;
AUTOMOBILE PARKING;
TRANSPORTATION;
LIGHT INDUSTRY;
COMMUNITY USE;
RADIO AND TELEVISION TRANSMISSION FACILITIES, provided that this use does not occur within 20 m (65.617 ft.) of the ground;
LICENSEE RETAIL STORES;
ACCESSORY USES, BUILDINGS & STRUCTURES;
PAWNBROKER, provided that this use does not occur within 100 m (328 ft.) of any **residential** or public use zones; and provided that this use does not occur within 1,500 m (1,641 ft.) of Comprehensive Development (CD/87); and

The following uses are permitted, provided that these uses do not occur within 100 m (328 ft.) of any **residential** or public use zones; and that these uses do not occur within 500 m (1,641 ft.) of Comprehensive Development (CD/87):

ADULT VIDEO STORE;
ADULT PARAPHERNALIA STORE; and
UNREGISTERED MASSAGE PARLOURS (BODY-PAINTING/BODY-RUB STUDIOS).”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7779**

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED



MAYOR

CITY CLERK